144.0	0010	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,074,100 / 1,074,100
					USE VALUE:	1,074,100 / 1,074,100
					ASSESSED:	1,074,100 / 1,074,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHUSSHEIM SHELLEY R TRUSTEE
Owner 2:	SHELLEY R SCHUSSHEIM 2018
Owner 3:	REVOCABLE TRUST
Street 1:	86 HIGH HAITH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SCHUSSHEIM SHELLEY R -
Owner 2:	-
Street 1:	86 HIGH HAITH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2001, having primarily Clapboard Exterior and 2737 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6615.000	579,300		494,800	1,074,100
Total Card	0.152	579,300		494,800	1,074,100
Total Parcel	0.152	579,300		494,800	1,074,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.41 /Parcel: 392.41

Legal Description

User Acct 94757

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date 10/01/18

!11304!

PREVIOUS ASSESSMENT

Parcel ID 144.0-0010-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	579,300	0	6,615.	494,800	1,074,100		Year end	12/23/2021
2021	101	FV	561,300	0	6,615.	494,800	1,056,100		Year End Roll	12/10/2020
2020	101	FV	561,300	0	6,615.	494,800	1,056,100	1,056,100	Year End Roll	12/18/2019
2019	101	FV	449,100	0	6,615.	463,800	912,900	912,900	Year End Roll	1/3/2019
2018	101	FV	474,300	0	6,615.	383,400	857,700	857,700	Year End Roll	12/20/2017
2017	101	FV	474,300	0	6,615.	352,500	826,800	826,800	Year End Roll	1/3/2017
2016	101	FV	474,300	0	6,615.	321,600	795,900	795,900	Year End	1/4/2016
2015	101	FV	467,100	0	6,615.	315,400	782,500	782,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:17:13

LAST REV

Date	Time
01/17/19	11:48:48
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11304

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHUSSHEIM SHEL	71996-517	1	12/12/2018	Convenience	10	No	No		
CROSS THEODORE	55850-554		11/17/2010	Convenience	99	No	No		
TESTA GERARD/TR	33107-26		6/22/2001		650,000	No	No		
HIGGINS NANCY	31936-234		10/19/2000	Chgd>Assmt<	237,500	No	No		
	12706-153		9/27/1974		32,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/31/2001	37	New Buil	160,000	C				NEW SINGLE FAMILY
12/11/2000	945	Foundati	20,000	O				FOUNDATION FOR NEW
11/27/2000	928	Demoliti	3,000	C				DEMO HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
1/26/2009	Meas/Inspect	336	PATRIOT
9/1/2001	MLS	MM	Mary M
8/15/2001	Inspected	PM	Peter M
2/4/2001	MLS	MM	Mary M
11/18/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	94757
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6615		Sq. Ft.	Site		0	80.	0.93	9									494,760						494,800	

Total AC/HA:	0.15186	Total SF/SM:	6615	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	494,760	Spl Credit		Total:	494,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	13 - Composition		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2001	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	9.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	9.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.06469190
Const Adj.:	0.99495000
Adj $ / SQ:	137.711
Other Features:	97210
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	639452
Depreciation:	60108
Depreciated Total:	579344

COMMENTS

PDAS. OF=SEPARATE SHOWER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

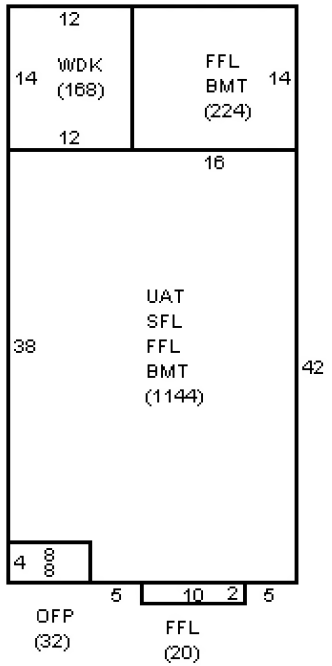
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	166.63
Special Features:	0	Val/Su Net:	132.08
Final Total:	579300	Val/Su SzAd	228.79

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,388	137.710	191,143
BMT	Basement	1,368	46.360	63,426
SFL	Second Floor	1,144	137.710	157,541
UAT	Upper Attic	286	55.080	15,754
WDK	Deck	168	11.890	1,998
OFP	Open Porch	32	43.780	1,401

Net Sketched Area:	4,386	Total:	431,263

Size Ad	2532	Gross Area	5244	FinArea	2737

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0010-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	